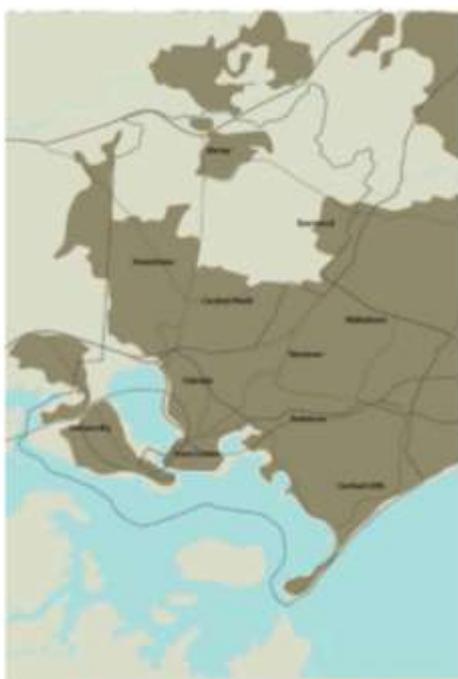


# Poole Local Plan

## Consultation on newly promoted sites



July 2017



## Consultation on newly promoted sites

As part of the 2016 public consultation and subsequently, landowners and developers have made suggestions for alternative sites to the sites the Council consulted upon. The Council has assessed these sites and allocated four of them in the Poole Local Plan and chosen not to allocate 17 sites.

The newly promoted sites allocated in the Poole Local Plan are set out in Table 1.

The newly promoted sites that the Council has not allocated are set out in Table 2. Each of the sites has a reference number (NEW), which corresponds with the location on Map 1, and a more detailed site proforma below.

We welcome your views about these sites.

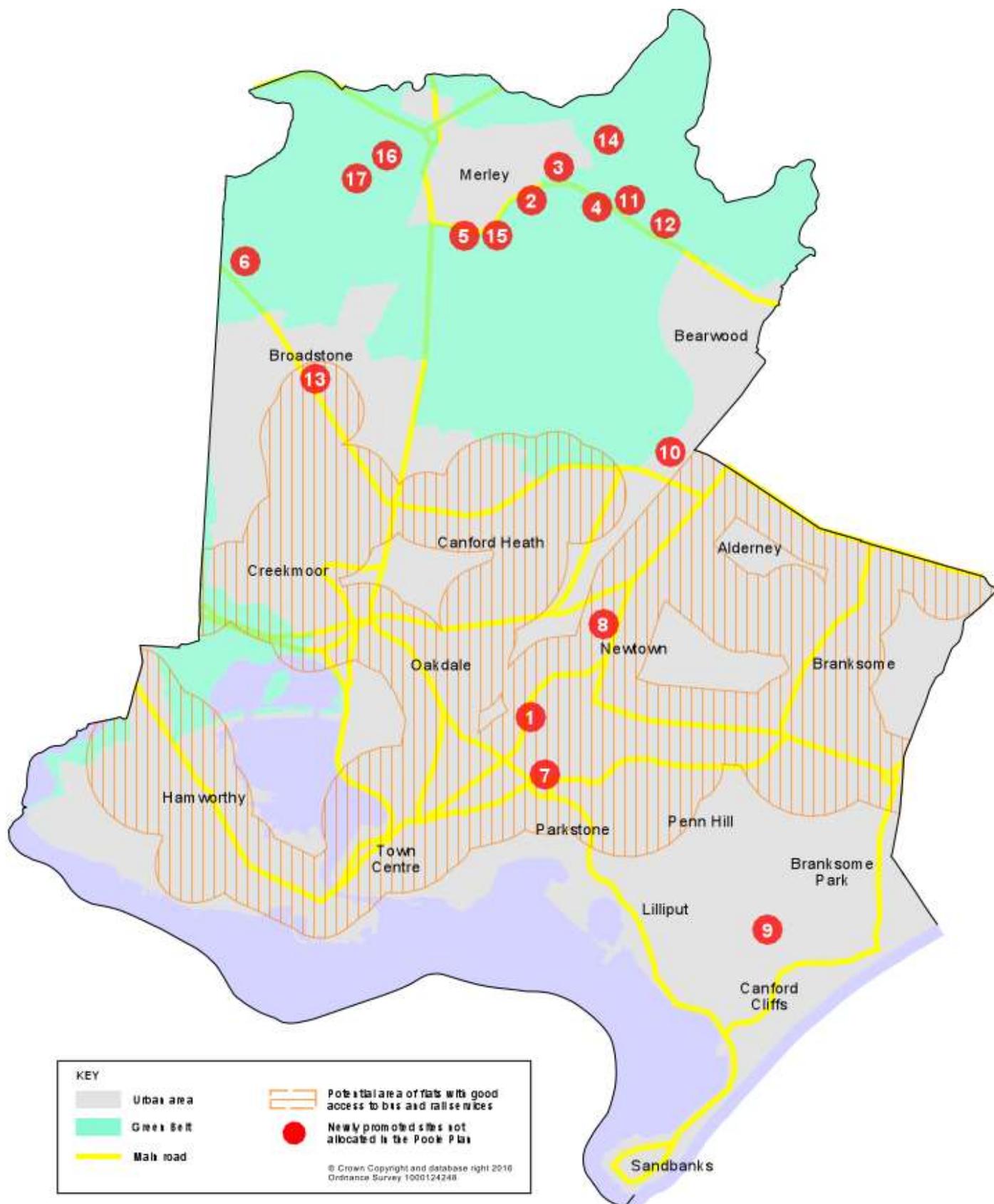
**Table 1: Newly promoted sites that are allocated in the Poole Local Plan**

Site Ref	Site Name	Allocated	Summary of Allocation	Comment
T13	Skinner Street and surrounds	Yes	100 additional homes	Town centre housing estate that could be regenerated, whilst delivering additional homes.
U14	Roberts Lane, Creekmoor	Yes	Redevelopment of a builders yard and adjacent fields for approximately 45 homes	This site has come out of the Green Belt as a result of the allocation of a school (Site Ref A1: South of Creekmoor) and could be developed for housing.
U16	Hillbourne	Yes	40 homes	Redevelopment and improvements to the existing school, with a minimum of 40 homes provided on surplus land
UE2 & U2	North and West of Bearwood	Yes	Suitable Alternative Natural Green space	The Council granted planning permission for this strategic SANG to mitigate the impact of new development on heathland sites. It will mitigate potential harm arising from sites U2 and UE2.

**Table 2: Newly promoted sites that are not allocated in the Poole Local Plan**

Site Ref	Site Name	Proposal
NEW1	Land adjacent Sweet Home Inn, Parkstone	15-20 homes
NEW2	Land south of Magna Road, Merley	Housing
NEW3	Junction of Canford Magna & Queen Anne Drive, Merley	10-20 homes
NEW4	Land at Stoats Hill, Merley	Housing or employment
NEW5	63 Gravel Hill	Housing
NEW6	Rushcombe Farm, Higher Blandford Road	Housing
NEW7	The Sloop, 5 Commercial Road	10 homes and a public house
NEW8	380 Ringwood Road	Housing
NEW9	144 Canford Cliffs Road	1 home
NEW10	North of Belbin Road	Employment
NEW11	Hamworthy Club, Merley	50-100 homes or community facility
NEW12	Canford Business Park, Magna Road	Housing or employment
NEW13	Station Approach car park, Broadstone	Multi-storey car park with development above
NEW14	Canford School	Expansion of school
NEW15	Beecroft Garden Centre, Merley	Housing
NEW16	Merley Court Touring Park, Merley	83 homes
NEW17	North of Merley Park Road, Merley	Housing and open space

**Map 1: Newly promoted sites that are not allocated in the Poole Local Plan**



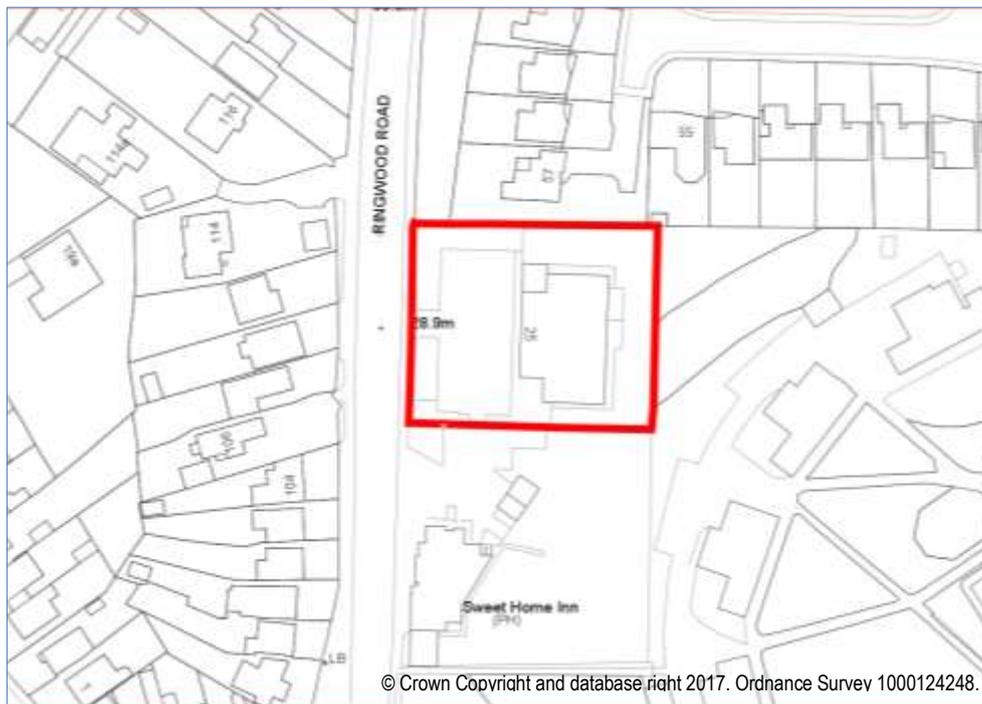
## Site NEW1: Land adjacent to Sweet Home Inn, Ringwood Road, Parkstone

**Status:** Not allocated

**Ward:** Parkstone

**Ownership:** Private

**Site Area:** 0.25 ha



**Proposal:** 15-20 homes

**Constraints:** None

**Summary:** Occupies a site that used to comprise of squash courts. The site is currently used for commercial premises including a supermarket. The landowner has indicated that the site could come forward for 15-20 homes in the longer term (over 10 years) and abuts the allocated site ref: *U11 Former College Site*. The Council has not allocated the site in the Poole Local Plan, as the threshold for allocation is a minimum of 40 homes, but it is included within the SHLAA as a possible development site that could come forward for development during the plan period.

### Pros

- On a sustainable transport corridor, adjacent to a school and public house
- Potential to incorporate into wider development of site U11.

### Issues

- Loss of commercial premises including local supermarket
- Site too small to allocate

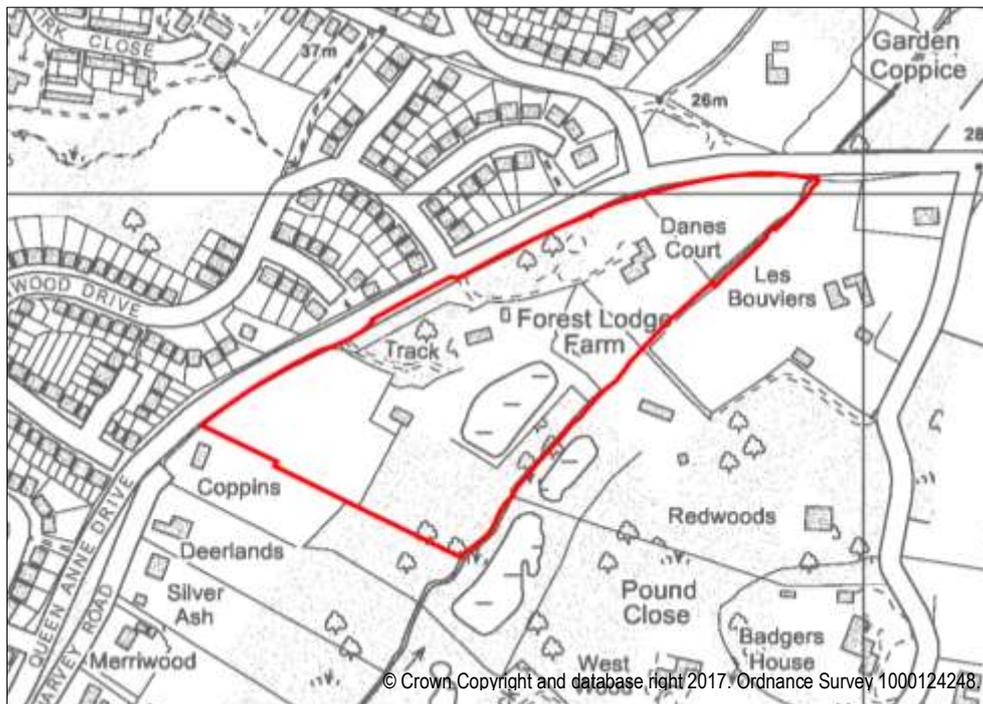
## Site NEW2: Land south of Magna Road, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 6.1 ha



**Proposal:** The landowner has not indicated how many homes could be delivered.

**Constraints:** Green Belt, tree preservation orders, unknown potential impact upon local nightjars, risk of flooding of part of the site.

**Summary:** The site comprises two large detached houses in large plots, characteristic of this part of the Green Belt. This promotion is part of a wider site consulted on by the Council in 2016 (Site Ref B4) for large houses in large gardens. As only a handful of site owners with Site B4 came forward through the consultation to indicate that their land is available, the Council decided not to allocate site B4 or part of it. Part allocation would only deliver a handful of homes, but require removal from the Green Belt. As the current road is a strong boundary it would be inappropriate to alter the Green Belt boundary in these circumstances. In addition there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area.

**Pros**

- Could be suitable for infill of further large houses in large gardens

**Issues**

- Wouldn't deliver many houses
- Would become more noticeable urban sprawl
- No clear strong physical boundary for a revised Green Belt boundary to follow
- Unknown potential adverse impact upon local nightjars
- Potential impact upon protected trees

## Site NEW3: Land at north west junction of Canford Magna and Queen Anne Drive, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 7.45 ha



**Proposal:** The landowner has not indicated how many homes could be delivered.

**Constraints:** Green Belt, unknown potential impact upon local nightjars, within the Canford Magna Conservation Area, risk of flooding on part of the site, tree preservation orders.

**Summary:** The site comprises low density housing set amongst mature trees and a stream. Some development could take place on part of the site if the site was removed from the Green Belt, but this would be severely limited by on-site constraints, in particular protected trees and flood risk. In addition, there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area.

### Pros

- Potential to incorporate into Merley
- Clear boundary for amended Green Belt boundary using adjacent roads

### Issues

- Potential adverse impact upon nightjars
- Potential impact upon protected trees
- Risk of flooding

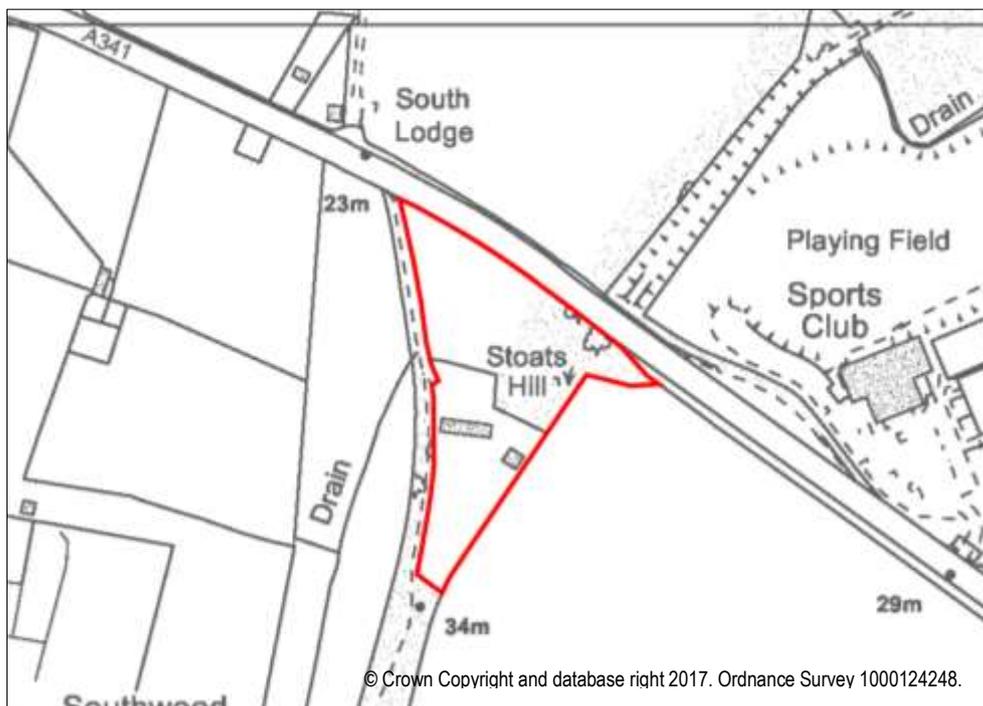
## Site NEW4: Land at Stoats Hill, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 1.4 ha



**Proposal:** Around 50 homes or employment

**Constraints:** Green Belt, tree preservation order, unknown potential impact upon local nightjars

**Summary:** This promotion is adjacent to Site B9 that the Council consulted upon in 2016. The promoters have indicated that it could form part of that wider site if allocated. However, the Council is not allocating Site B9 as (i) it is not in a sustainable location adjacent to the existing urban area and (ii) there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area. There are also constraints posed by protected trees.

### Pros

- Potential to incorporate into wider development of site B9 if allocated in the future.

### Issues

- Alone this site is not adjacent to the urban area and therefore not a sustainable location.
- Potential adverse impact upon nightjars
- Potential impact upon protected trees

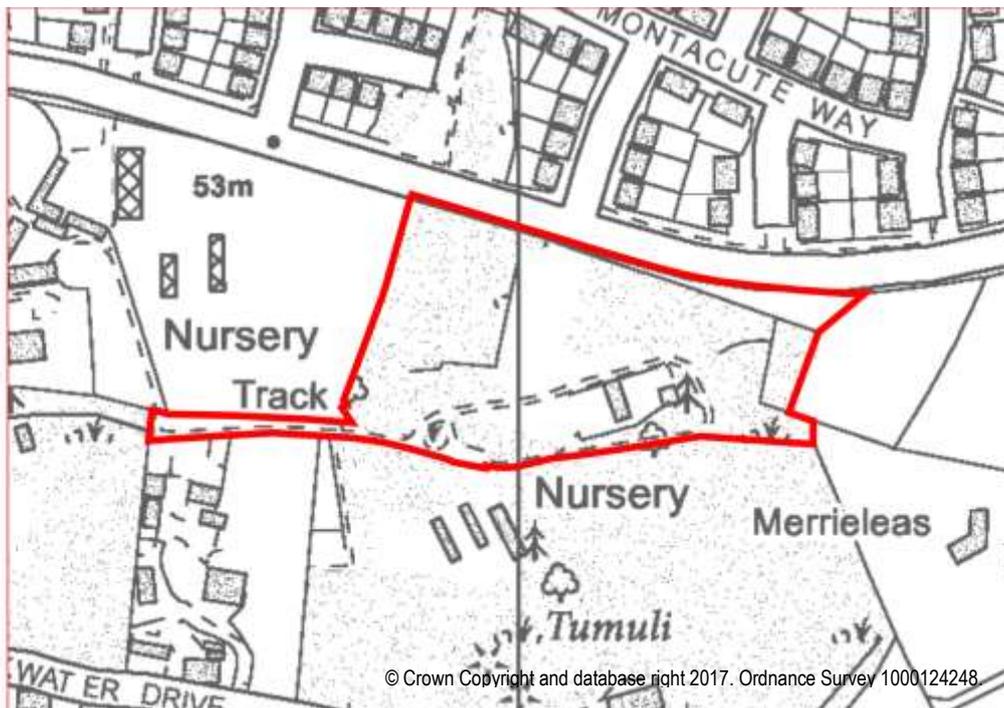
## Site NEW5: 63 Gravel Hill, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 1.85 ha



**Proposal:** The landowner has not indicated how many homes could be delivered

**Constraints:** Green Belt, tree preservation orders, unknown potential impact upon local nightjars

**Summary:** The site comprises woodland. This promotion is part of a wider site consulted on by the Council in 2016 (Site ref B4) for large houses in large gardens. It also abuts the Oaks Garden Centre (Site ref B1). As only a handful of site owners within Site B4 came forward through the consultation to indicate that their land is available, the Council decided not to allocate site B4 or part of it. Part allocation would only deliver a handful of homes, but require removal from the Green Belt. There is no strong physical boundary that could be used to justify removing this site from the Green Belt. In addition there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area. The mature trees that cover much of the site are protected, which severely constrains any development potential.

**Pros**

- Could be suitable for infill of further large houses in large gardens

**Issues**

- Wouldn't deliver many houses
- No clear strong physical boundary for a revised Green Belt boundary to follow
- Unknown potential adverse impact upon local nightjars
- Potential impact upon protected trees

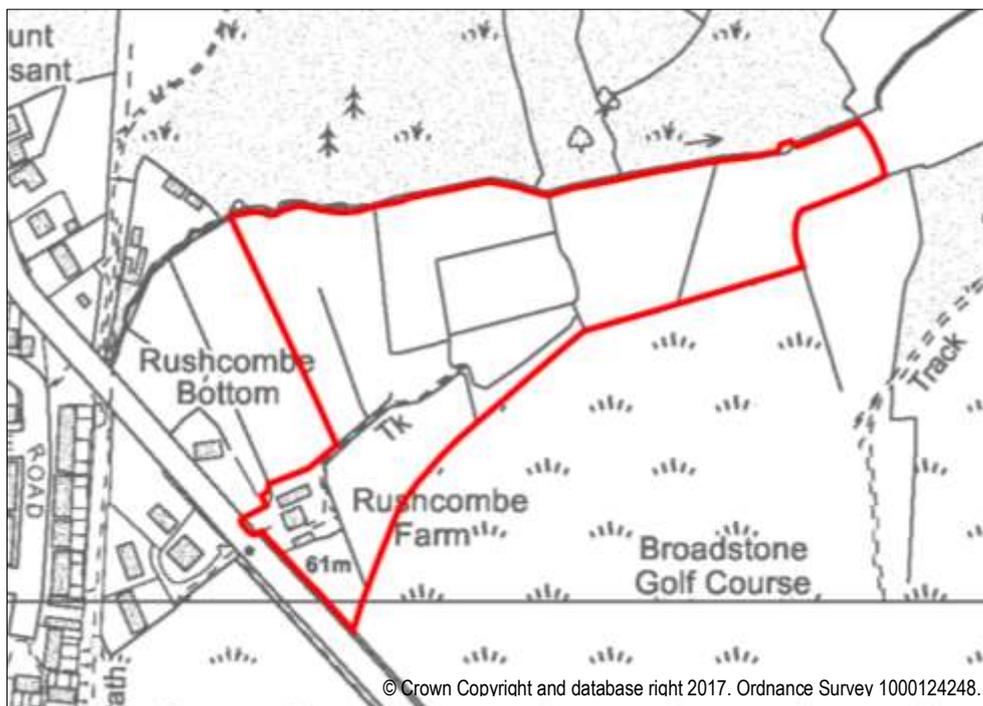
## Site NEW6: Rushcombe Farm, Higher Blandford Road

**Status:** Not allocated

**Ward:** Broadstone

**Ownership:** Private

**Site Area:** 4.2 ha



**Proposal:** The landowner has not indicated how many homes could be delivered

**Constraints:** Green Belt, unknown potential impact upon local nightjars, tree preservation order, within the 400 metre heathland buffer.

**Summary:** The site comprises grazing paddocks used by horses in the Green Belt. As the site is surrounded by protected heathland and within the 400 metres heathland buffer, there is no possibility of allocating the site for housing. Furthermore, the site is within high quality Green Belt that meets all of the purposes and has protected trees across the site.

### Pros

- On the edge of the urban area

### Issues

- Within the 400 metre heathland buffer so is not suitable for housing
- High quality Green Belt
- Potential impact upon protected trees
- Unknown potential adverse impact upon local nightjars

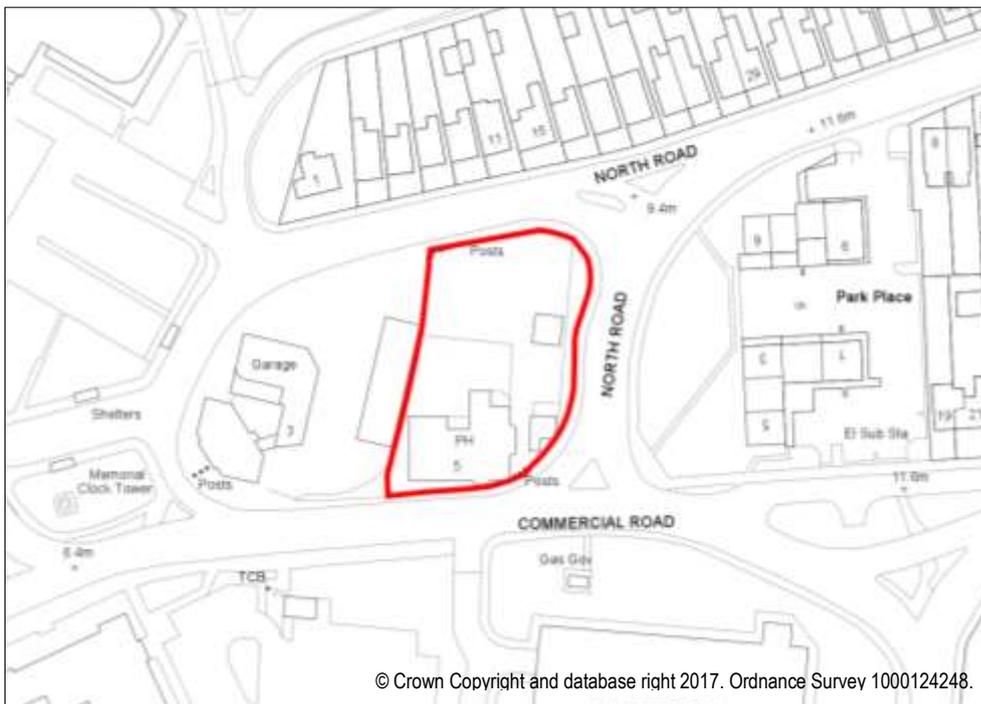
## Site NEW7: The Sloop, 5 Commercial Road, Parkstone

**Status:** Not allocated

**Ward:** Parkstone

**Ownership:** Private

**Site Area:** 0.2 ha



**Proposal:** 10 homes with retention of the public house

**Constraints:** Locally listed building adjacent to the Poole Park Conservation Area

**Summary:** A public house and garden that is currently occupied. The landowner is promoting the site for 10 flats together with the retention of the public house. The adjacent site has planning permission for 50 flats and the site is opposite to the Civic Centre which is an allocated site (Site ref: U3) The public house is locally listed and the landowner has suggested retaining the façade. The Council has not allocated the site in the Poole Local Plan, as the threshold for allocation is a minimum of 40 homes, but it is included within the SHLAA as a possible development site that could come forward for development during the plan period.

### Pros

- On a sustainable transport corridor, adjacent to a neighbourhood parade
- Potential to incorporate into wider development of site U3
- Public house could be retained

### Issues

- Would need sensitive treatment to potential loss of all or part of locally listed building adjacent to Poole Park conservation area
- Potential loss of pub garden
- Site too small to allocate

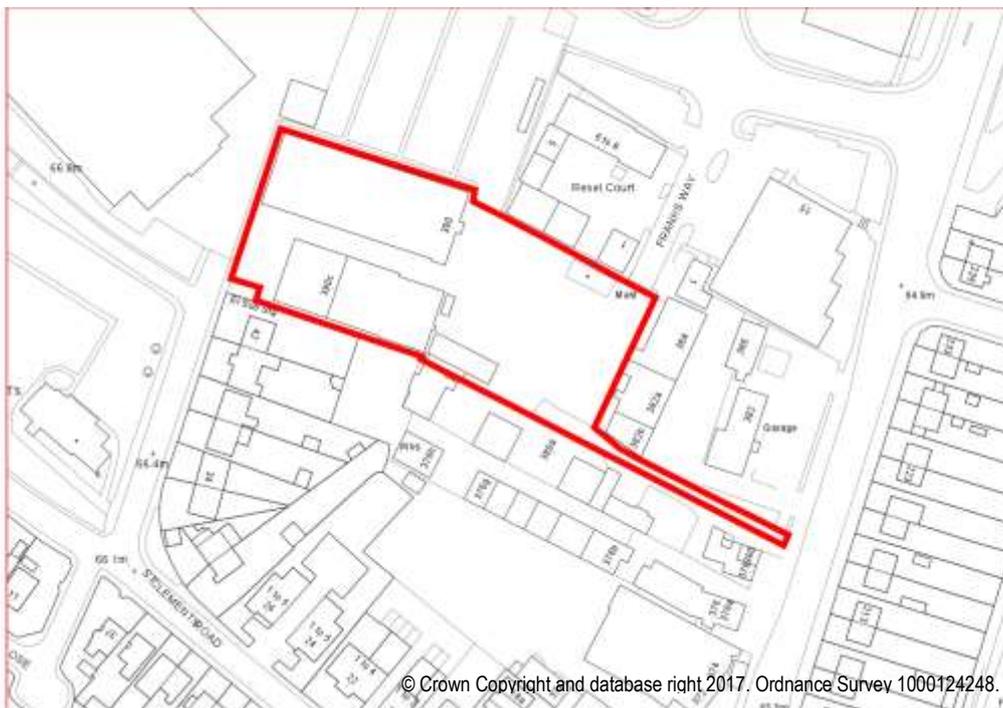
## Site NEW8: 380 Ringwood Road

**Status:** Not allocated

**Ward:** Newtown

**Ownership:** Private

**Site Area:** 0.6 ha



**Proposal:** The landowner has not indicated how many homes could be delivered

**Constraints:** Within an established employment area.

**Summary:** An existing business in an established employment area, adjacent to housing. The Council is not allocating the site in order to safeguard the site for employment uses.

### Pros

- On a sustainable transport corridor
- Adjacent to some residential properties

### Issues

- Loss of employment land

## Site NEW9: 144 Canford Cliffs Road

**Status:** Not allocated

**Ward:** Canford Cliffs

**Ownership:** Private

**Site Area:** 0.17 ha



**Proposal:** 1 net additional home

**Constraints:** Adjacent to Branksome Park Conservation Area, Tree Preservation Orders.

**Summary:** Large house that owner has sought to demolish and replace with two dwellings, through planning applications and by appeal. Due the planning history on this site, additional housing is unlikely without causing some harm to the character of the area. Besides, the site is too small to be worthy of an allocation in the Poole Local Plan, where there the threshold for allocation is a minimum of 40 homes. The site is included in SHLAA and any future development of the site come forward as windfall.

### Pros

- Within the urban area

### Issues

- Site too small to allocate
- Not on a sustainable transport corridor
- Impact upon mature trees and setting of conservation area
- Would only provide 1 (net) additional dwelling so not suitable for an allocation

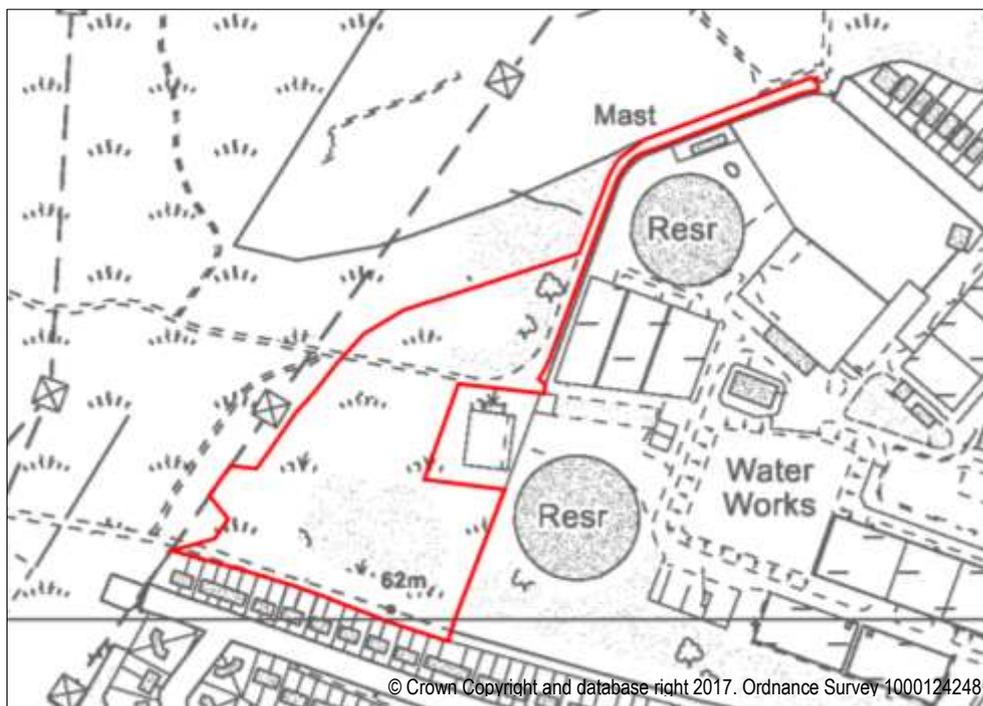
## Site NEW10: North of Belbin Road

**Status:** Not allocated

**Ward:** Alderney/Merley & Bearwood

**Ownership:** Private

**Site Area:** 2.45 ha



**Proposal:** Employment

**Constraints:** Adjacent to heathland and within the 400 metres heathland buffer, access may be an issue, unknown potential impact upon local nightjars

**Summary:** Adjacent to employment allocation (Site ref: E7 Land at Bournemouth Water). The site visually forms part of Canford Heath, but is in separate ownership and is not part of the protected heathland. There could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area. Although it is not currently within the Green Belt, the Council's Green Belt Review recommends inclusion of the site within the amended Green Belt boundary.

### Pros

- On a sustainable transport corridor

### Issues

- Potential for adverse impact upon protected heathland
- Difficult access
- Possible adverse impact upon nightjars
- The Council is designating the land as Green Belt

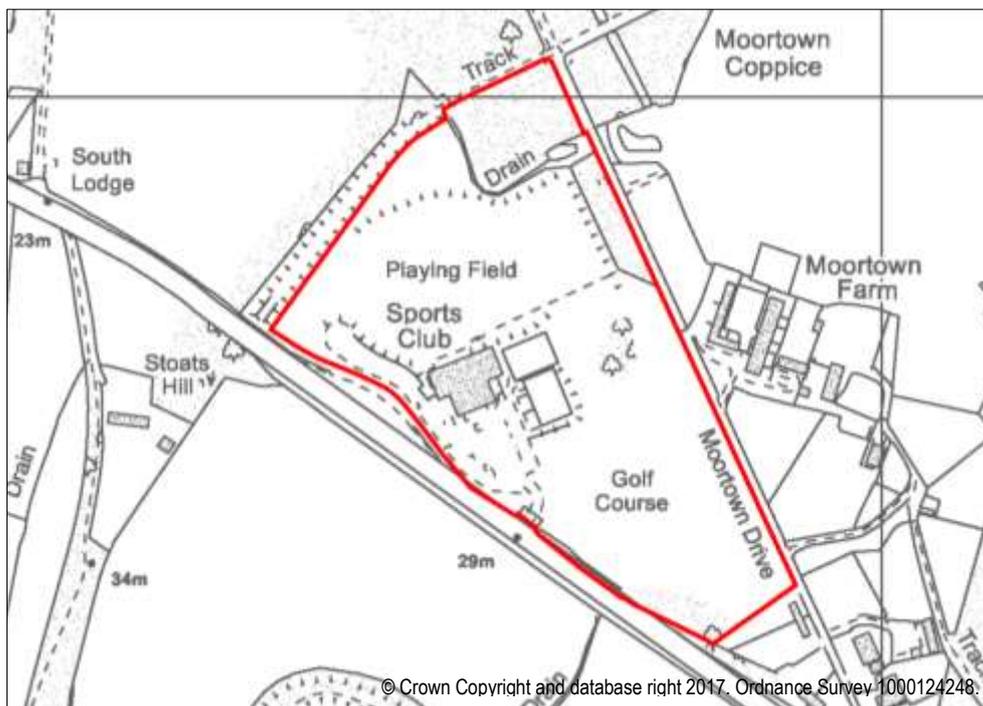
## Site NEW11: Hamworthy Club, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 7.9 ha



**Proposal:** 50-100 homes or an associated community facility such as a primary school

**Constraints:** Green Belt, tree preservation order, unknown potential impact upon local nightjars, adjacent to Site of Nature Conservation Importance (SNCI).

**Summary:** This site is currently a sport and community facility adjacent to possible sites B8 and B9. The promoters have indicated that it could form part of those wider sites if allocated. However, the Council is not allocating Site B9 or the full extent of Site B8. The site would therefore be in an isolated location rather than on the edge of the existing urban area, which isn't a sustainable location. There are also potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area, a tree preservation order and potential impact upon an SNCI.

**Pros**

- Potential to incorporate into wider development of site B8 or B9 if allocated in the future.

**Issues**

- Alone this site is not adjacent to the urban area and therefore not a sustainable location.
- Potential adverse impact upon nightjars

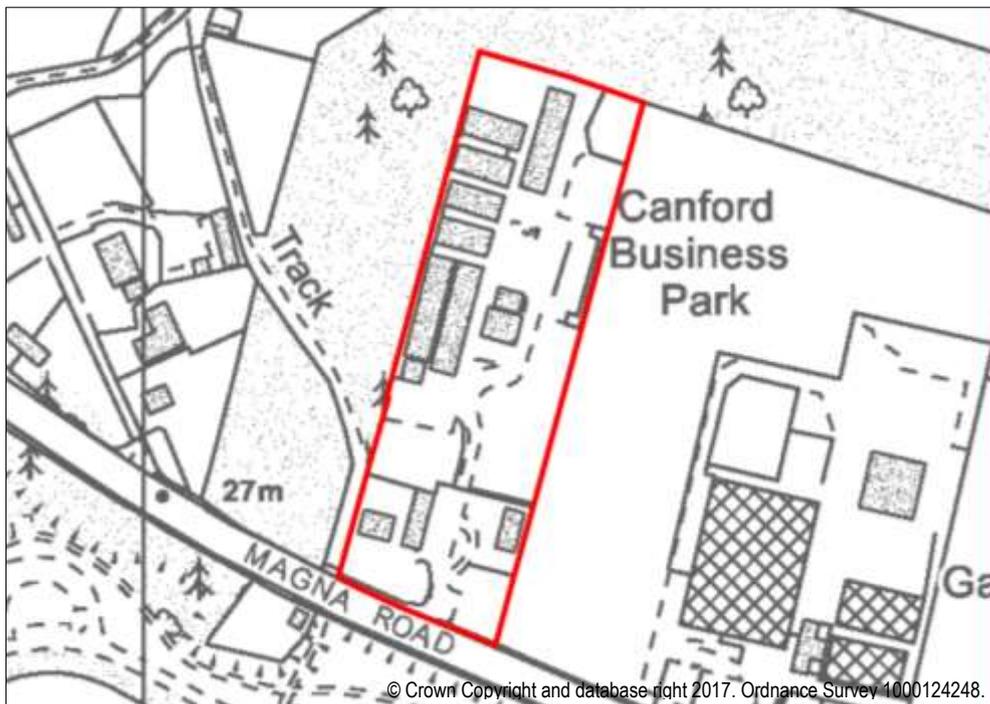
## Site NEW12: Canford Business Park, Magna Road

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 1.9 ha



**Proposal:** Housing or employment

**Constraints:** Green Belt, unknown potential impact upon local nightjars, adjacent to tree preservation order.

**Summary:** This site is currently an isolated industrial estate adjacent to possible site B8. The promoters have indicated that it could form part of that wider site if allocated. However, the Council is not allocating the full extent of Site B8. The site would therefore be in an isolated location rather than on the edge of the existing urban area, which isn't a sustainable location. However, the landowner could consider submitting a planning application for the redevelopment of this brownfield site for housing as an exception allowed by national Green Belt policy, without the need for a local plan allocation or removal from the Green Belt. There are also potential adverse impacts upon nightjars that reside on Canford Heath but fly and forage in the wider area and on adjacent protected trees.

### Pros

- Potential to incorporate into wider development of site B8 if allocated in the future.

### Issues

- Alone this site is not adjacent to the urban area and therefore not a sustainable location.
- Loss of employment land
- Wouldn't deliver many houses
- No clear strong physical boundary for a revised Green Belt boundary to follow
- Unknown potential adverse impact upon local nightjars
- Potential impact upon mature trees
- No need to allocate the site as it could come forward for redevelopment under national policy on developed sites in the Green Belt

## Site NEW13: Station Approach car park, Broadstone

**Status:** Not allocated

**Ward:** Broadstone

**Ownership:** Private

**Site Area:** 0.26 ha



**Proposal:** Multi-storey car park with some development above at main road level – this could be housing, extension to sports centre or green space.

**Constraints:** None

**Summary:** Suggested through the neighbourhood planning process this site could fulfil a number of uses, with the principle aim of providing extra car parking in the centre of Broadstone.

### Pros

- On a sustainable transport corridor, adjacent to a neighbourhood parade
- Identified by the local community as a development site

### Issues

- Not clear if this proposal is deliverable

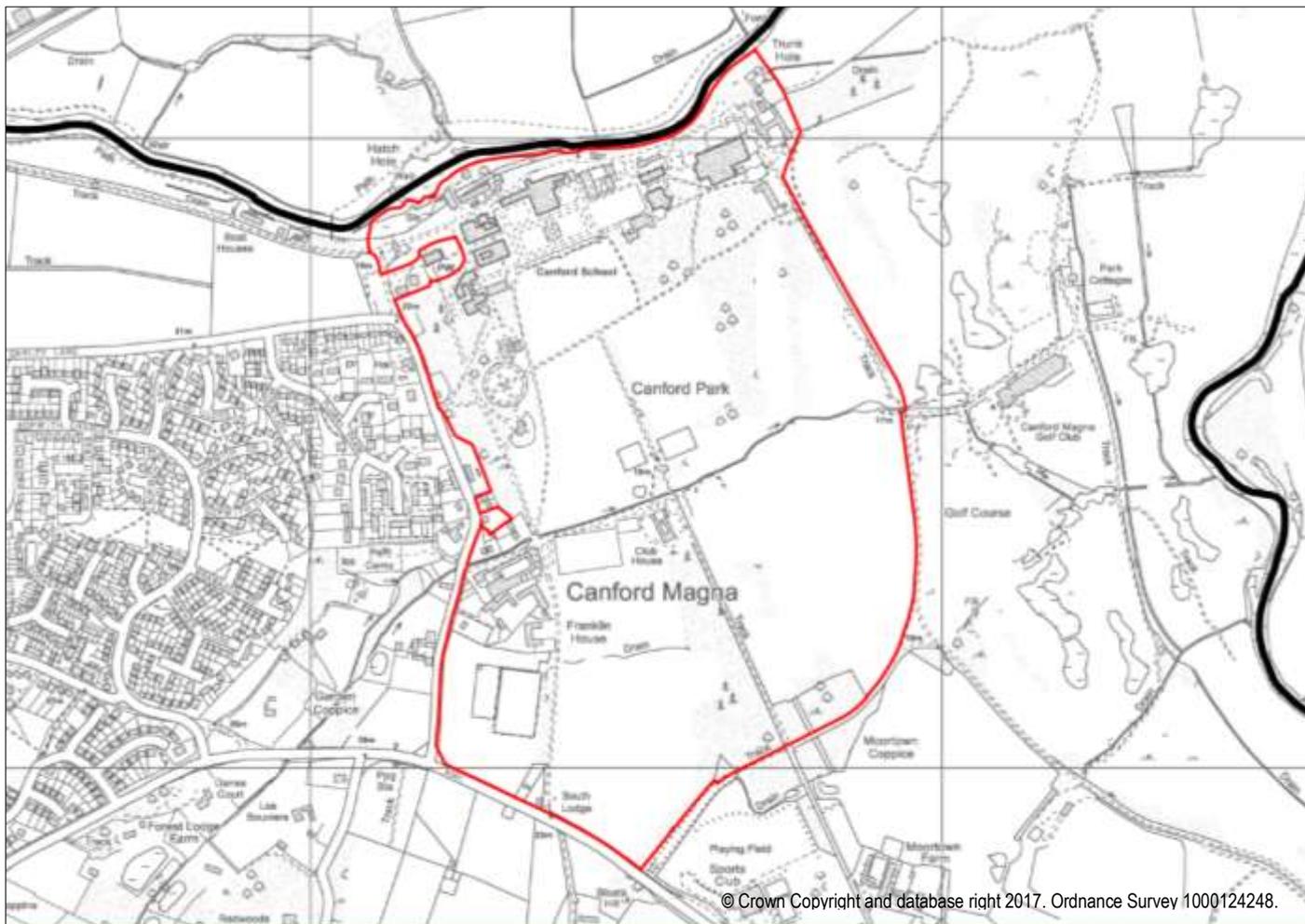
## Site NEW14: Canford School, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 71.2 ha



**Proposal:** Expansion of the school

**Constraints:** Green Belt, listed building, conservation area, unknown potential impact upon local nightjars

**Summary:** The school suggest that the Green Belt could be amended to enable to provide new school buildings. Instead the landowner could consider submitting a planning application for the redevelopment of this brownfield site for housing as an exception allowed by national Green Belt policy, without the need for a local plan allocation or removal from the Green Belt. There is no strong physical boundary that could be used to justify removing this site from the Green Belt to include the site within the Poole Local Plan. In addition there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area.

### Pros

- Enables the school to provide better educational accommodation

### Issues

- No clear strong physical boundary for a revised Green Belt boundary to follow
- No need to alter the Green Belt boundary as some development could come forward for redevelopment under national policy on developed sites in the Green Belt

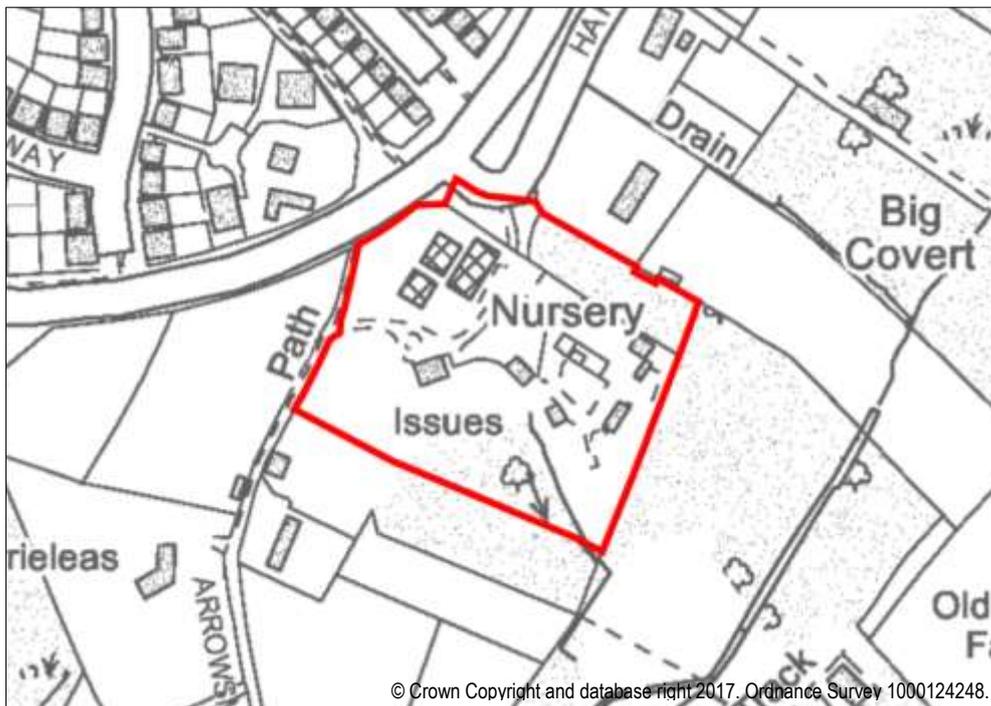
## Site NEW15: Beecroft Garden Centre, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 1.77 ha



**Proposal:** Housing

**Constraints:** Green Belt, unknown potential impact upon local nightjars

**Summary:** This promotion is part of a wider site consulted on by the Council in 2016 (Site ref B4) for large houses in large gardens. As only a handful of site owners with Site B4 came forward through the consultation to indicate that their land is available, the Council decided not to allocate site B4 or part of it. Part allocation would only deliver a handful of homes, but require removal from the Green Belt. Instead the landowner could consider submitting a planning application for the redevelopment of this brownfield site for housing as an exception allowed by national Green Belt policy, without the need for a local plan allocation or removal from the Green Belt. There is no strong physical boundary that could be used to justify removing this site from the Green Belt to include the site within the Poole Local Plan. In addition there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area and mature trees that cover much of the site.

<b>Pros</b>	<ul style="list-style-type: none"> <li>• Could be suitable for infill of further large houses in large gardens</li> <li>• Could be a suitable redevelopment of a brownfield site in the Green Belt</li> </ul>
<b>Issues</b>	<ul style="list-style-type: none"> <li>• Wouldn't deliver many houses</li> <li>• No clear strong physical boundary for a revised Green Belt boundary to follow</li> <li>• Unknown potential adverse impact upon local nightjars</li> <li>• Potential impact upon mature trees</li> <li>• No need to allocate the site as some development could come forward for redevelopment under national policy on developed sites in the Green Belt</li> </ul>

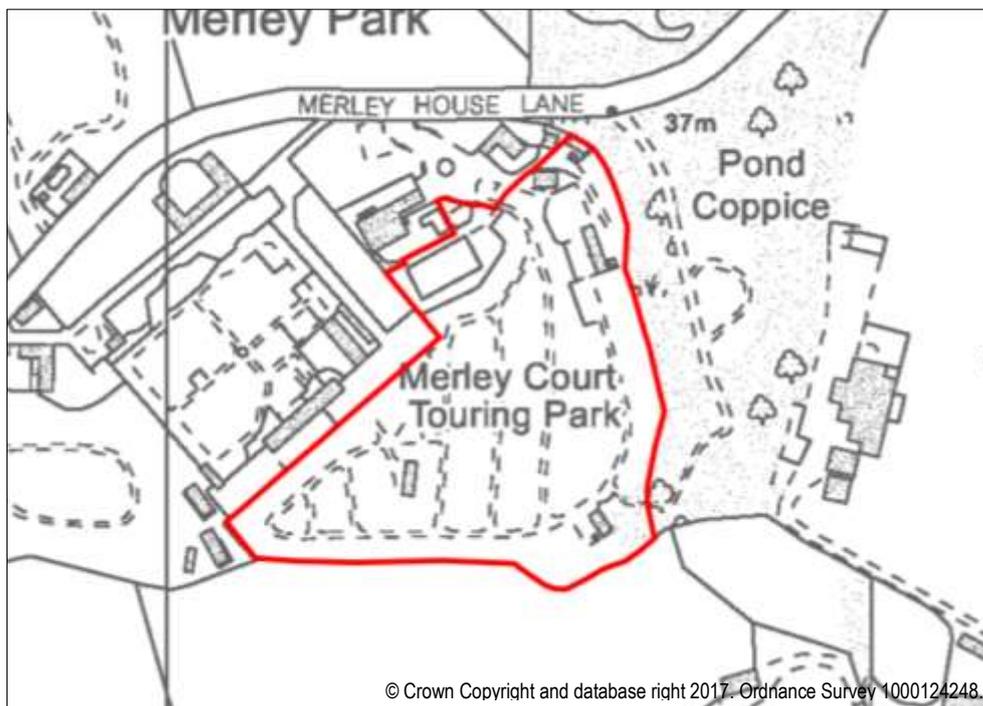
## Site NEW16: Merley Court Touring Park, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 3.0 ha



**Proposal:** 83 homes and open space

**Constraints:** Green Belt

**Summary:** This promotion is part of a wider site consulted on by the Council in 2016 (Site ref B2) around Merley Court. There are a number of land ownerships within Site B2, but only two came forward through the consultation (NEW 16 and NEW 17), and, for two separate proposals, rather than a comprehensive plan for the entire site. This proposal is to change the use of 83 permitted holiday lodges to permanent housing. There is no strong physical boundary that could be used to justify removing this site from the Green Belt to include the site within the Poole Local Plan. However, the landowner could consider submitting a planning application for the redevelopment of this brownfield site for housing as an exception allowed by national Green Belt policy, without the need for a local plan allocation or removal from the Green Belt.

<b>Pros</b>	<ul style="list-style-type: none"><li>• Could provide 83 homes simply by changing permission of holiday lodges to dwellings without causing significant additional harm to Green Belt or heathland.</li></ul>
<b>Issues</b>	<ul style="list-style-type: none"><li>• No clear strong physical boundary for a revised Green Belt boundary to follow</li><li>• Loss of tourist accommodation</li><li>• No need to allocate the site as it could come forward for redevelopment under national policy on developed sites in the Green Belt</li></ul>

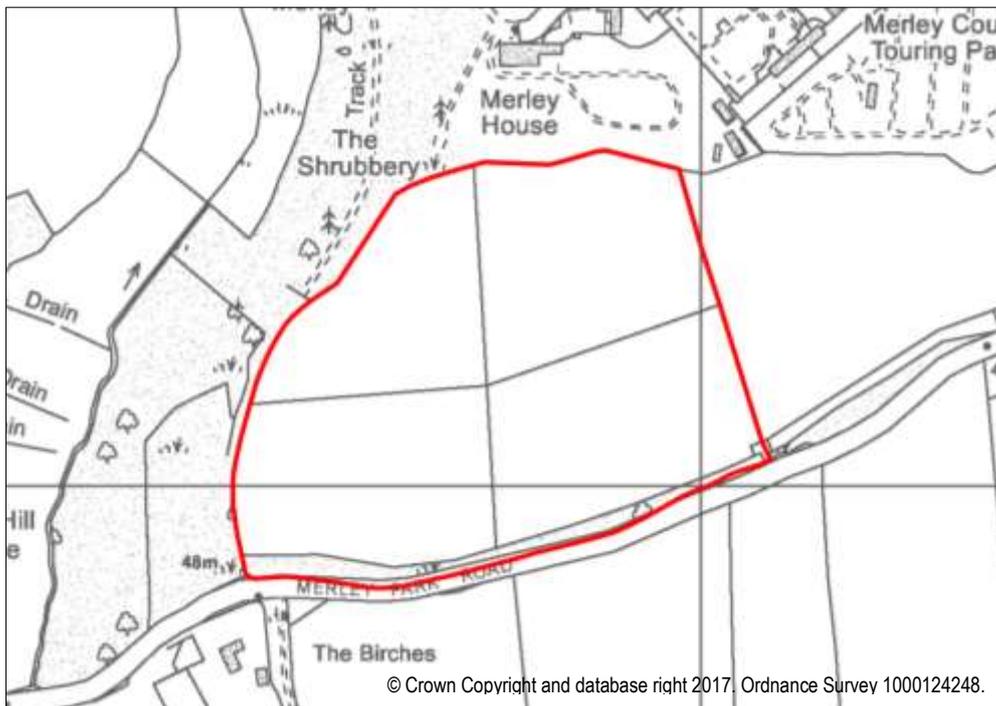
## Site NEW17: North of Merley Park Road, Merley

**Status:** Not allocated

**Ward:** Merley & Bearwood

**Ownership:** Private

**Site Area:** 9.24 ha



**Proposal:** Housing

**Constraints:** Green Belt, unknown potential impact upon local nightjars, highway access

**Summary:** This promotion is part of a wider site consulted on by the Council in 2016 (Site ref B2) around Merley Court. There are a number of land ownerships within Site B2, but only two came forward through and consultation (NEW 16 and NEW 17) ,and, for two separate proposals, rather than a comprehensive plan for the entire site. This proposal is for an unspecified number of homes and open space to mitigate the impact upon heathland. The proposal does not provide a suitable SANG to mitigate heathland impact. For the scheme to be deliverable there is a need for third party land for a SANG (of which none has been promoted). In addition there could be a potential adverse impact upon nightjars that reside on Canford Heath but fly and forage in the wider area and mature trees that cover much of the site. Access to the site from Gravel Hill via Merley Park Road would also need further consideration. There is no strong physical boundary that could be used to justify removing this site from the Green Belt to include the site within the Poole Local Plan.

**Pros**

- Could provide a significant number of homes

**Issues**

- Cannot provide heathland mitigation
- Unknown potential adverse impact upon local nightjars
- Highway access issues
- No clear strong physical boundary for a revised Green Belt boundary to follow
- No need to allocate the site as it could come forward for redevelopment under national policy on developed sites in the Green Belt



Poole Local Plan